

110.0

0001

0016.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

979,400 / 979,400

USE VALUE:

979,400 / 979,400

ASSESSED:

979,400 / 979,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
97		ORIENT AVE, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	SCHILIT SAMANTHA LINN PIERCE
Owner 2:	ROSENWEIG JEREMY PHILLIP
Owner 3:	

Street 1: 97 ORIENT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CHOCKALINGAM MURUGAPPAN -

Owner 2: CHOCKALINGAM PRIYA S -

Street 1: 97 ORIENT AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,153 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 2844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6153		Sq. Ft.	Site		0	70.	0.98	6									423,211						423,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6153.000	556,200		423,200	979,400			
Total Card		0.141	556,200		423,200	979,400	Entered Lot Size		
Total Parcel		0.141	556,200		423,200	979,400	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	344.37	/Parcel: 344.3	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,200	0	6,153.	423,200	979,400	979,400	Year End Roll	12/18/2019
2019	101	FV	426,000	0	6,153.	417,200	843,200	843,200	Year End Roll	1/3/2019
2018	101	FV	408,700	0	6,153.	320,400	729,100	729,100	Year End Roll	12/20/2017
2017	101	FV	408,700	0	6,153.	302,300	711,000	711,000	Year End Roll	1/3/2017
2016	101	FV	408,700	0	6,153.	278,100	686,800	686,800	Year End	1/4/2016
2015	101	FV	399,300	0	6,153.	260,000	659,300	659,300	Year End Roll	12/11/2014
2014	101	FV	399,300	0	6,153.	239,400	638,700	638,700	Year End Roll	12/16/2013
2013	101	FV	399,300	0	6,153.	239,400	638,700	638,700		12/13/2012

Parcel ID 110.0-0001-0016.D

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOCKALINGAM MU	75150-305	1	7/17/2020		1,017,000	No	No		
CHOCKALINGAM MU	57343-417		8/25/2011	Convenience		1	No	No	
VENKATESH VANDA	36733-21		10/17/2002		549,000	No	No		
EPIPHANY VENTUR	27918-416		11/26/1997		324,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

8588

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/16/2017	273	Redo Bas	37,897	C					9/21/2020	SQ Returned	JO	Jenny O
2/3/2017	121	Solar Pa	4,727	C					9/9/2020	SQ Mailed	MM	Mary M
1/18/2011	39	Manual	4,224					ENTRY DOOR	9/13/2017	Measured	DGM	D Mann
11/26/1996	620		135,000					NEW COLONIAL HOUSE	9/13/2017	Left Notice	DGM	D Mann
11/6/1996	580		5,000					FOUNDATION FOR HOU	9/13/2017	Permit Visit	DGM	D Mann
									3/23/2009	Measured	197	PATRIOT
									1/17/2003	MLS	MM	Mary M
									4/14/2000	Inspected	263	PATRIOT
									2/1/2000	Measured	264	PATRIOT

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

/ / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 2	Rating: Very Good			NEW SUBDIVISION/ PDAS.,													
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2	- Clapboard			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: BLUE				A Kits:	Rating:																
View / Desir:				Frl: 1	Rating: Very Good																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)				CONDOS INFORMATION																	
Year Blt: 1997	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict: G19	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	2.0	%		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 1	- Drywall			Functional:		%		Interior:	1	7	3										
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T	- Typical			Special:		%		Kitchen:													
Prim Floors: 3	- Hardwood			Override:		%		Baths:													
Sec Floors: 4	- Carpet	50 %		Total:	2	%		Plumbing:													
Bsmt Flr: 12	- Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 125.00				Heating:													
Bsmt Gar: 1				Size Adj.: 1.12554348				General:	1	7	3										
Electric: 3	- Typical			Const Adj.: 0.99495000																	
Insulation: 2	- Typical			Adj \$ / SQ: 139.982																	
Int vs Ext:				Other Features: 118527																	
Heat Fuel: 1	- Oil			Grade Factor: 1.10																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: Yes		Central Vac: NO		Adj Total: 567536																	
% Com Wall:		% Sprinkled:		Depreciation: 11351																	
				Depreciated Total: 556186																	
MOBILE HOME				WtAv\$/SQ:	AvRate:		Ind.Val:														
Make:		Model:																			
SPEC FEATURES/YARD ITEMS						Serial #:		Year:		Color:											
PARCEL ID 110.0-0001-0016.D																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				